

Board of Architectural Review

DATE: August 28, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Kelly O'Brien, AICP, BAR Liaison KO
SUBJECT: **Northern Virginia Autobody Façade Modifications**

ATTACHMENTS: 1. Relevant Code Sections
2. Previous Approval with Plans
3. Photos

Nature of Request

1. Case Number: 15080019
2. Address: 3156 - 3160 Roanoke Street
3. Request: Approval for building façade modifications
4. Applicant: NoVA Autobody
5. Applicant's Representative: Trish McMaugh
6. Zoning: I-2, Industrial District, HCOD Highway
Corridor Overlay District

Staff Comments

Proposal and Background:

The 0.19-acre subject site is located on Roanoke Street northwest of Fairfax Circle. North of the subject site is an I-2 Industrial zoned parcel designated as open space for a multi-family residential property located in Fairfax County; to the south is a C-2 Retail Commercial property; and I-2 Industrial zoned properties are to the east and west. There is one existing industrial style building. This building is leased by the applicant or use as a main office for the auto repair business located on the adjoining property.

The BAR approved façade modifications to the building located at 3160 Roanoke Street on July 2, 2014. The applicant's implementation of the façade modifications does not meet the conditions of approval and other façade and site changes have been made without BAR approval.

Analysis:

Conditions of the July 2, 2014 BAR approval for 3160 Roanoke included:

1. The proposed construction, materials, and colors shall conform with the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.

2. Placement and size of all signs shall meet the requirements of the City's Zoning Ordinance and are subject to approval by the Zoning Administrator prior to construction or installation.
3. The applicant shall secure all required permits.
4. **The existing fence and gate shall be replaced with the black metal picket fence and gate proposed by the applicant.**
5. The parapet base shall continue on the north elevation to screen the parapet bracket.
6. **The south and north elevations shall be painted "Brick" colored to match the stucco on the entire length of both facades.**
7. **The window on the south elevation shall not be painted.**

Conditions 4, 6 and 7 bolded above were not implemented as approved. The existing windows on the south façade were covered over and painted. The brick color paint does not extend the full length of the building and a beige rectangle was added to the south façade. The fence and gate with barbed wire have not been replaced.

Staff would have preferred the existing windows had remained as approved but recognizes that at least the openings are still there giving at least some relief to the building. The beige rectangle painted on the south façade does not make sense with the architecture of the building. Staff recommends the entire sides of the building to the point where they meet with other buildings be painted "Brick" as approved previously. The applicant has stated that the front fence and gate will be replaced after City Council approves installation of the same fence style along the frontage of 3159 Campbell. Staff does not feel bringing this site into conformance should be held up by another site. The two fences are not connected in any way.

In addition to the modifications to the previous approval the applicant has installed a board on board fence with a small gate in the rear of the 3160 Roanoke St property without BAR approval. The building identified as 3156 Roanoke St recently had a picket fence mounted to the exterior façade of the rear garage door. The painted wood fence is attached to two metal pipes that are welded to the metal frame of the garage door.

The applicant installed this fence attachment and the board on board fence along the rear of 3160 without approval in response to notices of violation related to the conditions of special use permit approval for the 3159 Campbell Drive site.

1. Failure to install the perimeter fence per the approved plan for the SUP.
2. Failure to restrict vehicular access into the landscaped areas.
3. Failure to satisfy the zoning authorization condition on the building permit for the 3160 Roanoke prohibiting access to adjacent property.

Regardless of the motivation for these actions, the modifications to the site and building require BAR approval. Staff has informed the applicant that the fence welded to the garage door opening does not satisfy the violation listed above. Any remedies to the violations for 3159 Campbell must be completed on the subject site. The Board shall review this modification to 3156 Roanoke only regarding how it changes the appearance of the building. Staff does not support the white picket fence attached to the door.

RECOMMENDATIONS

Staff recommends that the application be approved with the following conditions:

1. The applicant shall secure all required permits prior to commencement of work.
2. The existing fence and gate shall be replaced with the black metal picket fence and gate proposed by the applicant.
3. The south and north elevations shall be painted “Brick” colored the entire length of both facades.
4. The white picket fence shall be removed from the rear of the 3156 Roanoke façade.

ATTACHMENT #1

Relevant Regulations

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

**ATTACHMENT #2:
PREVIOUS APPROVAL WITH PLANS**

Project: Northern Virginia Auto Body
3160 Roanoke Street
BAR-995-14-1

Applicant: Kwang and Lee Property, LLC


**CERTIFICATE OF APPROVAL
FOR THE BOARD OF ARCHITECTURAL REVIEW**

Pursuant to Chapter 110 of the Code of the City of Fairfax, the proposed building additions and façade modifications are approved as of July 2, 2014, with the following conditions:

1. The proposed construction, materials, and colors shall conform with the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.
2. Placement and size of all signs shall meet the requirements of the City's Zoning Ordinance and are subject to approval by the Zoning Administrator prior to construction or installation.
3. The applicant shall secure all required permits.
4. The existing fence and gate shall be replaced with the black metal picket fence and gate proposed by the applicant.
5. The parapet base shall continue on the north elevation to screen the parapet bracket.
6. The south and north elevations shall be painted "Brick" colored to match the stucco on the entire length of both facades.
7. The window on the south elevation shall not be painted.

Please note:

- A. The applicant shall not deviate from the approved design. Any subsequent changes to the proposed design, including changes to architectural details, color, materials and signage, must receive approval from the BAR or City staff prior to construction. Any deviation without City approval shall be subject to the penalties provided by the Code of the City of Fairfax.
- B. The applicant is responsible for incorporating this approved design with its conditions into the plans submitted to the City of Fairfax and for ***obtaining all required permits prior to construction or installation.***
- C. This Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within twelve (12) months from the date of approval.



Chair,
Board of Architectural Review



Director,
Community Development & Planning

Board of Architectural Review

DATE: June 26, 2014
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*
SUBJECT: **Northern Virginia Autobody Proposed Façade Modifications**

ATTACHMENTS: 1. Relevant Code Sections
2. Application and Affidavit
3. Plans

Nature of Request

1. Case Number: 14060088/ 995-14-1
2. Address: 3160 Roanoke Street
3. Request: Approval for building façade modifications
4. Applicant: Kwang and Lee Property, LLC
5. Applicant's Representative: Lyndl T. Joseph
6. Status of Representative: Agent
7. Status of Application: Minor
8. Zoning: I-2, Industrial District

Staff Comments

Proposal and Background:

The 0.19-acre subject site is located on Roanoke Street northwest of Fairfax Circle. North of the subject site is an I-2 Industrial zoned parcel designated as open space for a multi-family residential property located in Fairfax County; to the south is a C-2 Retail Commercial property; and I-2 Industrial zoned properties are to the east and west. There is one existing industrial style building. This building is leased by the applicant or use as a main office for the auto repair business located on the adjoining property.

The applicant has expressed a desire to modify the façade of the main office to match the buildings located on Campbell Drive that were previously approved by the BAR in January 2014. Construction has begun on the 3159, 3161 and 3163 Campbell Drive site.

Analysis:

Proposed Architecture and Materials

The applicant is proposing to modify the existing structure by adding a parapet wall 7 feet above the existing roof line on the front façade and a portion of the north and south facades.

As proposed, the façade addition would be constructed using stucco that matches what was approved for the site to the west; “Ivory” for the crown and a portion of the parapet and “Brick” for the base of the parapet addition. The existing building facades would be painted to match the stucco colors previously approved; “Ivory”, “Brick” and “Indian Summer”.

The applicant’s submitted plans show the paint stopping approximately 15 feet from the front façade. Staff recommended to the applicant that the entire north and south facades be painted to match the stucco.

The plans also show the base of the parapet wrapping around only the south elevation. Staff recommends wrapping at least the base “Brick” color stucco around a portion of the north elevation to screen the parapet brackets.

Doors, Lighting, Paving, Screening and Landscaping

No changes are proposed to any lighting, landscaping or paving.

The applicant’s materials show a window to be painted over as it is not functional. The interior has been walled off. Staff recommended that the window remain unpainted. The similarly non-functioning door on the façade shall be painted to match the stucco colors previously listed.

The site has an existing fence and gate with barbed wire. The applicant has agreed to replace the existing fence with Iron World metal picket fence and gate.

RECOMMENDATIONS

The proposed plan is consistent with the City’s design criteria. Staff therefore recommends that the application be approved with the following conditions.

1. The proposed construction, materials, and colors shall conform with the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.
2. Placement and size of all signs shall meet the requirements of the City’s Zoning Ordinance and are subject to approval by the Zoning Administrator prior to construction or installation.
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Sec. 110-259. Parking area landscaping.

(a) *Surface parking areas.* (1) *Perimeter landscaping requirements.*

a. Where parking area is adjacent to right-of-way. Each off-street parking area which is adjacent to a public right-of-way shall be separated from such right-of-way by a landscaped strip of not less than the width of the required building restriction area for the zoning district within which such

parking area is located. Such strip shall contain an earthen berm, compact evergreen hedge or an equal or better alternative approved by the director. Landscaping shall be no less than 30 inches in height at the time of installation and mulched to a depth of at least four inches. In addition, such strip shall contain at least one deciduous tree not less than 3 1/2 inches in caliper measured six inches above the ground level for every 500 square feet of required landscaped strip.

Sec. 110-106. Screening.

(j) Adequate provisions for refuse disposal. If dumpsters are used for refuse disposal, then each dumpster shall be located on a concrete pad with minimum dimensions of 20 feet by 12 feet and screened in accordance with the requirements contained in division 10. Refuse disposal areas shall be located so that they are accessible by a disposal truck without impeding traffic or encroaching upon required parking spaces;

Sec. 110-258. Screening required.

(b) Each refuse disposal area shall be completely screened from view on all sides by a wall or fence of board-on-board, decorative masonry or other construction of equal or better quality as approved by the board of architectural review or the city council in accordance with article XIX of this chapter.



Great Seal LLC: Design for the most important Place in the World. Yours.

June 17th, 2014

Board of Architectural Review
City of Fairfax, Virginia

RE: Design Intent

Dear Ladies and Gentlemen of the Board,

It is a pleasure to submit to you our statement of “Design Intent” for the construction of a Parapet Wall, painting and signage layout for the property located 3160 Roanoke Street. The property is currently be leased by Mr. Kenny Lee of NOVA Auto Body Collision Center. The purpose of the new construction is to tie in this facility with the New Facility under construction on Campbell Street and previously approved by the BAR.

To accomplish these intensions set forth we are purposing using the same colors and stucco material previously approved by the board. The new stucco will be applied to and be a part of an EIFS assembly for the parapet wall itself. New paint in the previously approved colors will be applied to the existing structure. The building already has the same dark tinted windows as does The approved building on Campbell Street and we are planning to introduce the Galvalume finish into the dimensional letter over the “Brick” colored stucco.

Thank you in advance for your time and consideration of our efforts with regards to this project.

With kindest personal regards, I am Lyndl Joseph

Iron Pipe Found.

Over-Head Wires

LOT 13
8,273 ±

14

137.80
N 80°15' W
BUILDING
(10' Edge
for street
purposes)
Oil Tank

30.40
#3160
1 Story
Cinder
Block
No
Basement
30.53

12

137.80 BUILDING
S 80°15' E

BUILDING LOCATION

Lot 13

EAST FAIRFAX PARK

FAIRFAX CITY, VIRGINIA

Scale: 1"=20' June 13, 1974

AREA of WORK

Iron
Pipe
Found

Manhole (2' diam.)

430.36 (22.0)
to Lee Blvd.

S 00°45' W 60.0

Drill Hole

120.0
5.5 x 8.7 Catch Basin

ROANOKE STREET
(50' WIDE)

PETER R. MORAN
CERTIFIED LAND SURVEYOR
FAIRFAX, VIRGINIA

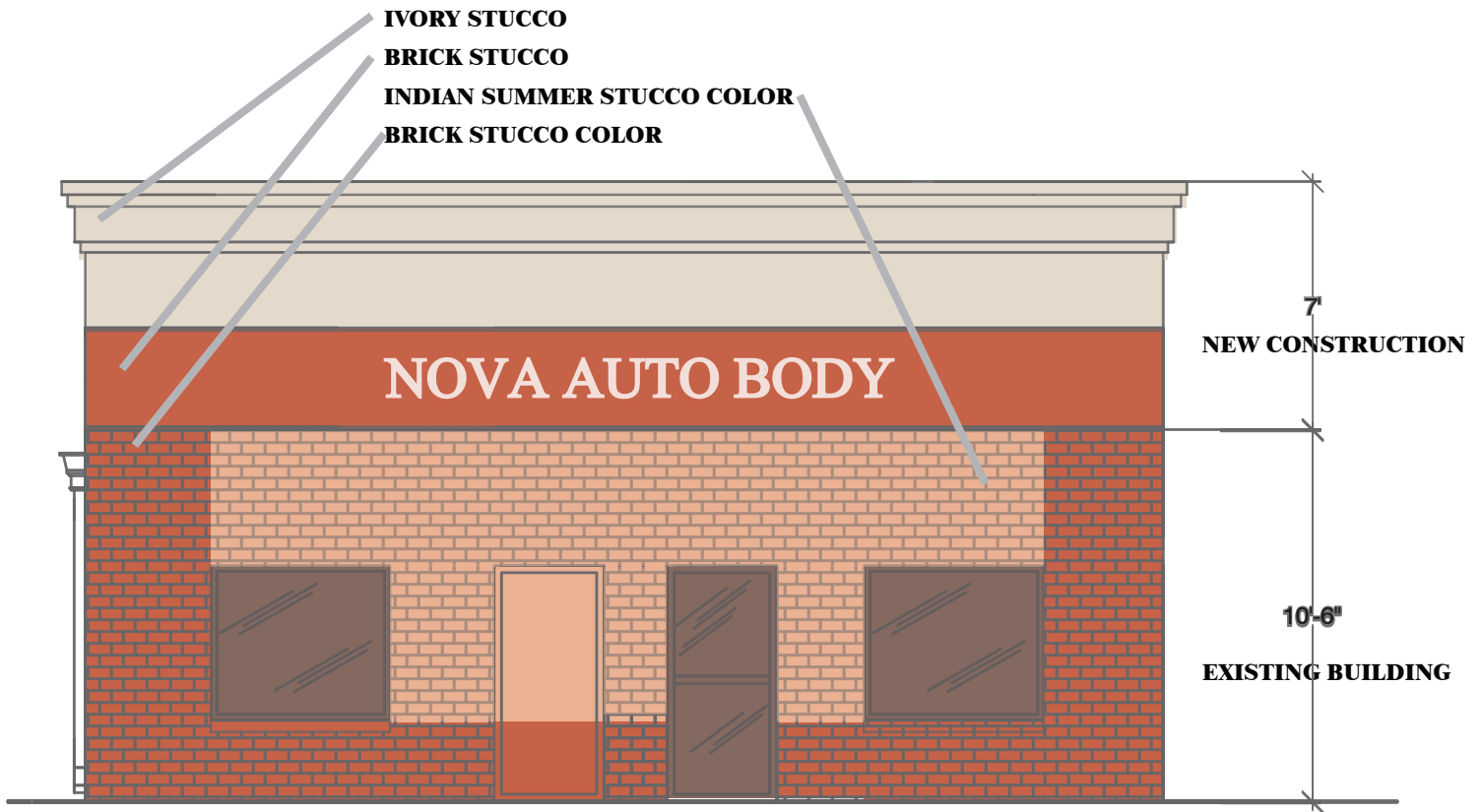


ET. - ROTENBERG

Note: No title report was furnished.



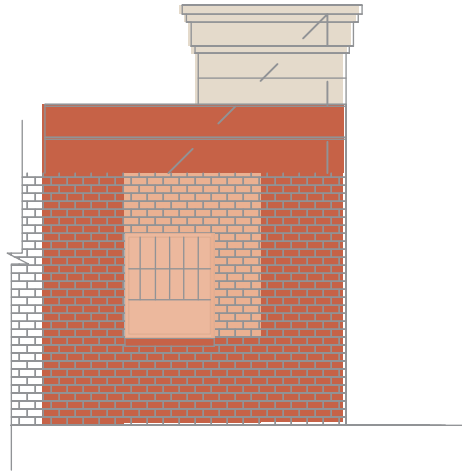
NOVA AUTO BODY PROPOSED FRONT ELEVATION



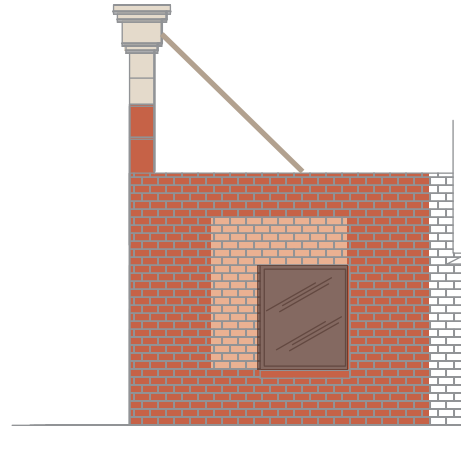
View of Front Elevation



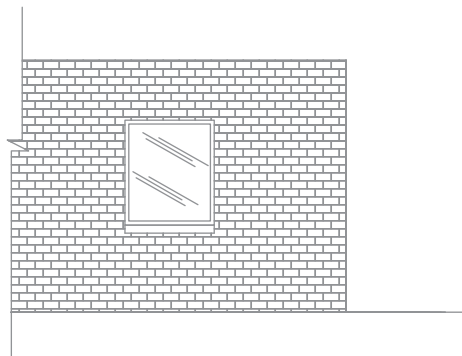
NOVA AUTO BODY PROPOSED SIDE ELEVATIONS



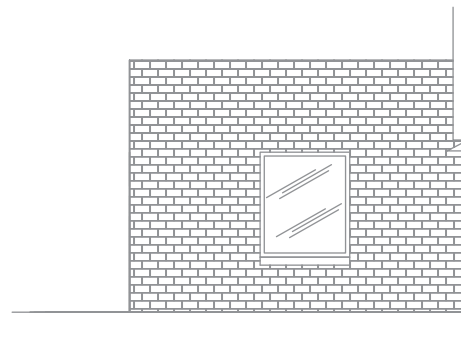
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



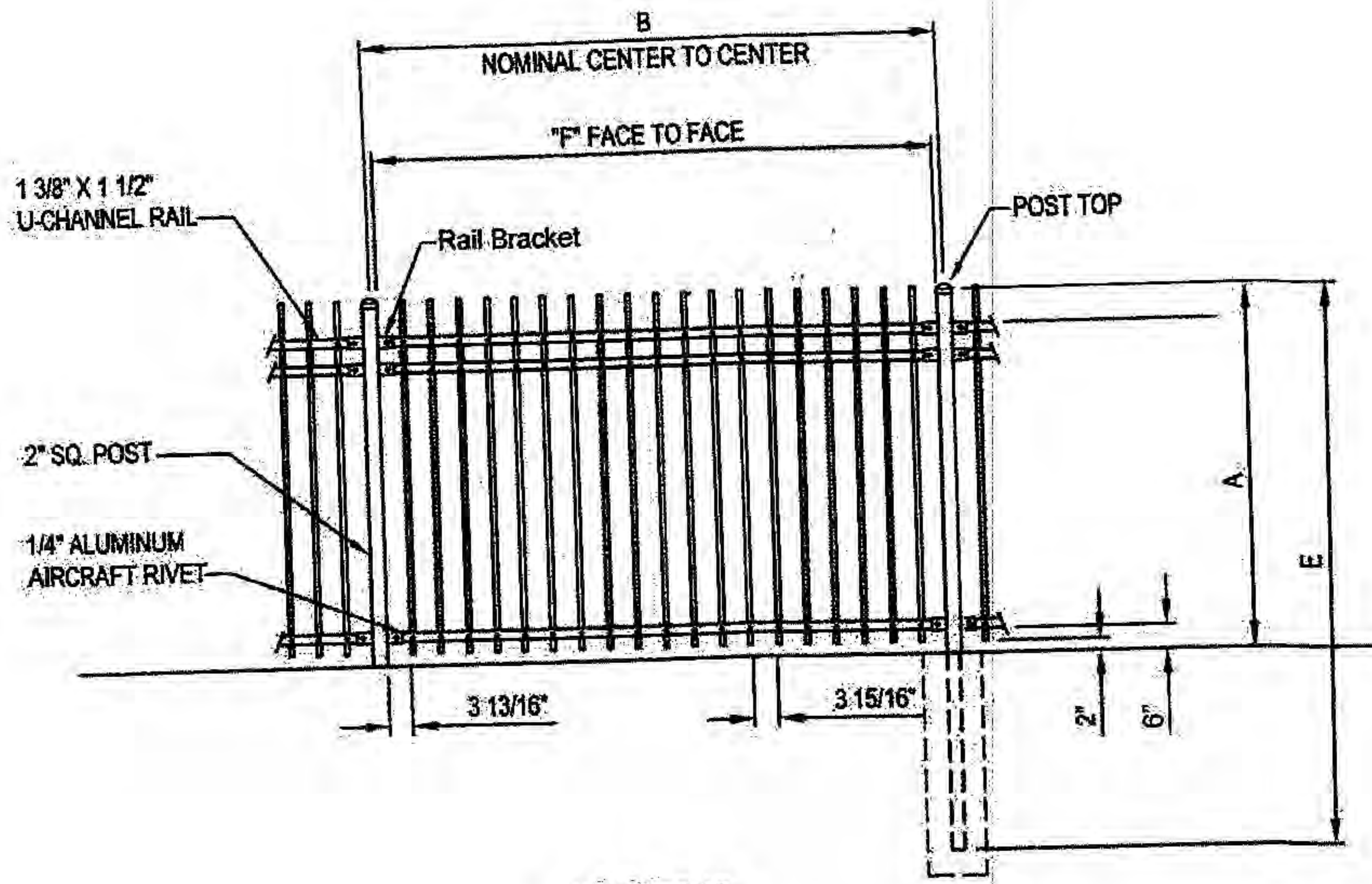
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

IRON WORLD

IRON WORLD
9390 DAVIS AVE.
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7448
TOLL FREE: 1-866-310-2747
FAX: (301) 776-7449
www.ironworldfencing.com



NOT TO SCALE

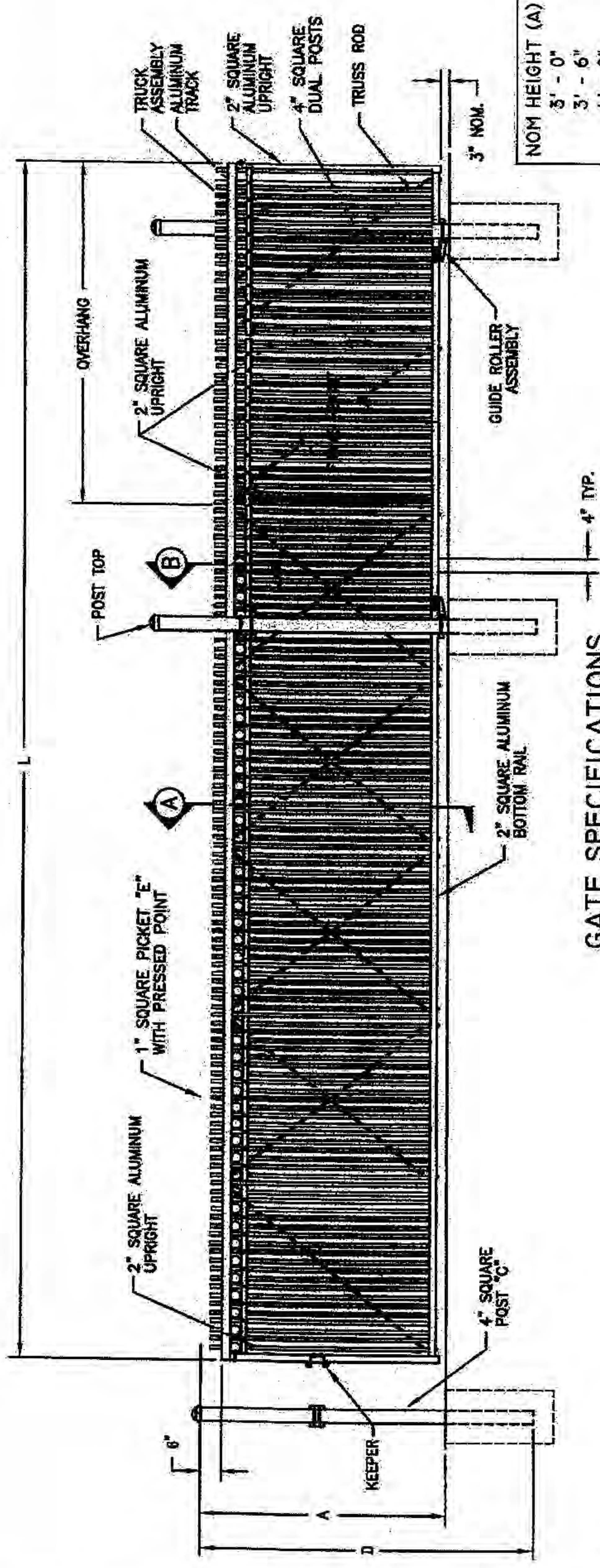
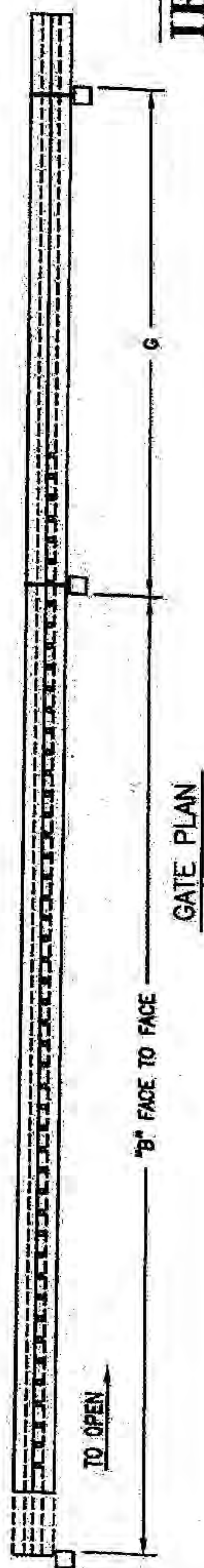
NOM HEIGHT (A)	POST OPTION (C)	PICKET OPTION (D)	
3'-0"	2" SQ X 14 GA	3/4" SQ	14 GA
3'-6"	2 1/2" SQ X 12 OR 14 GA	OR	16 GA
4'-0"	3" SQ X 12 GA	1" SQ	18 GA
5'-0"	4" SQ X 11 GA	OR	
6'-0"	6" SQ X 3/16" WALL	3/4"	
7'-0"	U CHANNEL RAIL	SOLID	
8'-0"	15 GA	BAR	
CUSTOM HEIGHTS AVAILABLE	11 GA		

A _____ " NOM HEIGHT
B _____ " NOM SECTION LENGTH
C _____ " POST SIZE _____ GAUGE
D _____ " PICKET SIZE _____ GAUGE
E _____ " POST LENGTH
F _____ " FACE TO FACE OF POSTS W/
STD. FLAT MOUNT BRACKET

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 2812-137.





NOM HEIGHT (A)
3' - 0"
3' - 6"
4' - 0"
5' - 0"
6' - 0"
7' - 0"
8' - 0"

GATE SPECIFICATIONS

- B ____ " FACE TO FACE OF POSTS
 C ____ " POST SIZE; ____ GAUGE
 D ____ " POST LENGTH
 E ____ " PICKET SIZE; ____ GAUGE

- NOTES:**
 1. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 2. FOOTING WIDTH TO BE (4')X POST WIDTH.

SUBMITTED BY:	SUBMITTED TO:	Canterbury SINGLE CANTILEVERED SLIDE GATE		CONTRACTOR	IRONWORLD FENCING.COM
		1" PICKETS		ARCHITECT	
		2" Spacing Across Entire Gate - UL325 ONE ROW OF RINGS		ENGINEER	
JOB/PROJECT				DWG NO.	IWF 1102



NOVA AUTO BODY EXISTING CONDITION PHOTOS



View of Front Elevation



Existing South Elevation



Existing North Elevation

www.greatseal-us.com

Contact: Lyndl Thorsen Joseph (703) 217-7995 Fax: (703) 780-4070 Email: ljoseph@greatseal-us.com



NOVA AUTO BODY SURROUNDING AREA PHOTOS



Building accross the Street



Existing Rear of Building



Car Dealership on the
corner of Roanoke
and Route 50.



Existing West Elevation

www.greatseal-us.com

Contact: Lyndl Thorsen Joseph (703) 217-7995 Fax: (703) 780-4070 Email: ljoseph@greatseal-us.com

ATTACHMENT #3: PHOTOS

